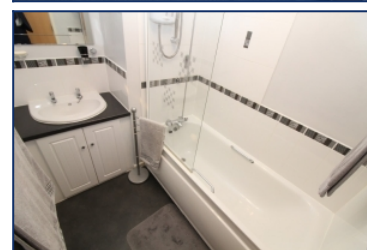


Dealcroft, Woolton, L25



For Sale - £115,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C73
- Large Room Sizes
- Quiet and Sought After Location
- Abundance of Built-in Storage Space
- Over the Road from the Golf Club and Allerton Tower
- Minutes from Woolton Village
- Off Street Communal Car Parking
- Local Shops and Amenities
- Served by Excellent Transport Links
- Double Glazing & Gas Central Heating
- Enclosed Private Balcony

Further Details

- Tenure: Leasehold
- Floor: 7 (with lift access)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £60 per calendar month
- Ground Rent: £10 per annum
- Parking: On Street, Off Street, Communal
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 03/04/1989 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 02/04/2114 (approx)
- Lease Term Remaining: 88 year(s) (approx)
- Service Charge: £60 per calendar month
- Ground Rent: £10 per annum
- Leasehold Information: Ground rent is included in the service charge.

Description

A Lovely, Deceptively Spacious Apartment in Woolton. Quiet Well Maintained Building Five Minutes Walk From the Village Centre.

Situated in Woolton, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Strawberry Field (made famous by the Beatles!), Allerton Road, Reynolds Park and Woolton Golf Club. It is also situated two minutes walk from a supermarket and three minutes from a bus

stop and park.

The accommodation briefly comprises of; entrance hallway, two double bedrooms one with fitted wardrobes, bathroom, separate W.C, kitchen, utility room, living room, enclosed private balcony and many storage areas throughout.

The property also benefits from double glazing and gas central heating which compliments the already warm feel to the apartment.

The service charge and council tax are very competitive and the building is maintained by a national management company with long term experience and national coverage.

The management company have recently undertaken extensive works to the building, both internally and externally. This includes installation of a sprinkler system throughout all apartments and communal areas of the block, brickwork and concrete repairs, sealing of windows and decorating. This has all been included in the very reasonable service charge.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Living Room

3.96 x 4.46 metres (13' 0" x 14' 8")
Access to balcony, window to the front access, carpet flooring, radiator and fireplace.

Kitchen

2.16 x 4.40 metres (7' 2" x 14' 6")
Range of wall and base units, sink with mixer tap, radiator, window to the side aspect and dining area.

Utility Room

1.49 x 0.90 metres (4' 11" x 3' 0")
Housing for appliances.

Bedroom One

4.25 x 2.82 metres (14' 0" x 9' 4")
Window to the front aspect, carpet flooring and radiator.

Bedroom Two

4.27 x 3.24 metres (14' 1" x 10' 8")
Window to the front aspect, carpet flooring and radiator.

Bathroom

2.41 x 1.65 metres (7' 11" x 5' 5")
Shower over bath, hand wash basin vanity unit and towel heater.

Additional Images



Bedroom Two



W/C



Kitchen



Bedroom One



Front Elevation



Living Room



Balcony

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.